

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 21, 2001**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 21, 2001 commencing at 7:04 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Howard, Land, and Mayor Nakanishi

Absent: Council Members – Pennino

Also Present: City Manager Flynn, Deputy City Attorney Schwabauer, and City Clerk Blackston

B. CITY COUNCIL CALENDAR UPDATE

City Clerk Blackston reviewed the weekly calendar (filed).

C. TOPIC(S)

C-1 "Parking Structure, 2 N. Sacramento Street"

Community Development Director Bartlam reported that the Civic Center parking structure is associated with the public safety building project. It is proposed to be located on the east side of City Hall in the surface lot adjacent to Church Street.

Michelle Wendler, principle with Nick Watry and Associates, Redwood City, reported that they are the architects and engineers for the parking structure project. A public workshop was previously conducted, from which input resulted in the following two options:

Option A

The parking structure's location would not extend any farther south toward Pine Street than mid-City Hall, and would be set back 40 feet from Elm Street. Entrances would be off Church and Pine Streets. Adequate circulation would be maintained around the parking structure for the fire apparatus bays. The parking structure would be three levels high on the south end – ground plus two levels; and four levels on the north side – ground plus three levels. Three vertical circulation locations are planned, two of which would have elevators; one near City Hall, one near the corner of Church and Elm Streets; and a stair location on the southeast corner. There would be 349 parking stalls in the structure, plus a few left on grade. The structure would gain the City 279 net new parking stalls. The estimated cost of the project is \$6.1 million, which includes a 20% markup for soft costs, 2% for public art, and \$500,000 for rebuilding the fire apparatus bays.

Option B

At an estimated cost of \$5.2 million, this parking structure would have 275 stalls, plus a few on grade. It would be two bays shorter, which equals 36 feet. This parking structure would net 209 new stalls.

Mr. Bartlam noted that architectural elements have not yet been considered. Staff needs direction on Council's preference of Option A or B.

Public Works Director Prima reported that several trees would have to be removed for the parking structure project. This may include the trees in the parking lot now, the trees along Church Street, and two rows of trees along Elm Street on the parkway strip. In addition, the four trees located in the lawn area between the wall near the Fire Department and Elm Street would probably not be feasible to try to save, due to significant pruning and damage to the root system that would occur to gain enough space for the structure.

In reply to Council Member Howard, Mr. Prima stated that the cost estimate does include architectural design work.

Council Member Land encouraged staff to look into a private/public partnership for the parking structure.

City Manager Flynn stated that though there has not yet been any formal discussion, he was aware of one bank that expressed an interest in participating with the City on this project. There may also be participation with a state agency, due to its investment in courts downtown.

Council Member Land suggested placing bicycle racks inside the parking structure and reminded staff that he continues to feel that bicycle racks also need to be placed in front of the new theater.

Mr. Prima clarified that the first row of trees on Elm Street would not need to be removed.

Council Member Hitchcock announced that she was not in favor of the parking structure, due to its cost, intrusiveness into the neighborhood, and its aesthetically displeasing qualities. She did not believe the parking structure was a necessity, and in response to staff comments to the contrary, she suggested placing it on property near the railroad tracks.

Mayor Nakanishi felt that additional parking was needed and suggested that Option B be constructed to stay within budget. Option A would be viable only if a private business was interested in providing funding for a partnership arrangement.

Council Member Howard preferred Option B due to its smaller scale.

Council Member Land felt that there is currently a need for additional parking and that the need would continue to grow. He too expressed support for Option B, unless a private partnership creates adequate funding for Option A. He reminded Council that when negotiations with the Barkett family regarding the theater were taking place, the City Council agreed that additional parking was needed in the area.

Referring to Option B, Mr. Bartlam asked for Council preference regarding the number of elevators and whether they wanted maximization of parking, or more landscape.

Mayor Nakanishi and Council Member Land preferred maximization of parking and two elevators.

Council Member Howard voiced support for two elevators, on opposite ends of the structure. She preferred that more landscaping be included in front to encourage utilization of parking in the rear of the structure. Ms. Howard clarified that she would choose Option B, irregardless of whether private funds were obtained.

Council Member Hitchcock also favored more landscaping.

COMMENTS BY THE PUBLIC:

- Bob Johnson asked whether the parking structure would be strictly for public use unless private funds were obtained.

City Manager Flynn replied that the structure would primarily be for used for public and City employee vehicles from 8:00 a.m. to 2:00 p.m. weekdays, and open to the public after 2:00 p.m.

Continued August 21, 2001

D. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at approximately 8:07 a.m.

ATTEST:

Susan J. Blackston
City Clerk

Mayor's & Council Member's Weekly Calendar

WEEK OF AUGUST 21, 2001

Tuesday, August 21, 2001

7:00 a.m. Shirtsleeve Session
1. Parking Structure, 2 N. Sacramento Street

Wednesday, August 22, 2001

10:30 a.m. Nakanishi and Land. Welcome to England's Bolton Little Theater, who will be here for its presentation of "Dancing at Lughnasa," in front of City Hall. Performance date are August 24 - 26.

Thursday, August 23, 2001

8:00 - 9:00 a.m. American Red Cross presentation, Lodi Fire Station, 210 W. Elm Street.

Noon The Keep California Beautiful Board of Director's Outstanding Environmental Achievement 2001 Awards Luncheon, Sutter Club, Sacramento Room, Sacramento.

5:30 - 7:30 p.m. Chamber mixer at Every Detail, 2379 Maggio Circle, Lodi.

5:30 p.m. Open House in honor of Captains Gerald and Anita Pigeon, Paul Tarbell, and Sally Almarez, Salvation Army

5:30 p.m. Nakanishi, Howard and Land. Recognition Dinner honoring volunteer service and retirements on boards, commissions, committees, task forces, and other citizen groups, Hutchins Street Square ~ Kirst Hall.

Friday, August 24, 2001

7:30 a.m. Land. NCPA meeting with George Fraser, Velvet Creamery.

5:30 p.m. Nakanishi. Retirement picnic for Pastor Ran Dotson, Lodi Lake Youth Area. Mayor to present Certificate to Pastor Dotson.

6:00 p.m. Nakanishi. Summer Bash at the Square, Hutchins Street Square Plaza.

Saturday, August 25, 2001

8:00 - 2:00 p.m. Northern California Special Olympics fundraiser, which includes a Fire Truck Pull, Sherwood Mall.

12:00 - 2:00 p.m. Retirement Luncheon for Pastor Ran Dotson, Heartland Community Church.

Sunday, August 26, 2001

Monday, August 27, 2001

Disclaimer: This calendar contains only information that was provided to the City Clerk's office

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filed 8-21-14

Civic Center Parking Requirements

Facility	SF	Required ¹⁾	Existing/Proposed/Comments
Carnegie Forum ²⁾	6,000	38	
City Hall	15,000	60	
Old Public Safety ³⁾	33,000	132	(18) Losing Annex Lot
Court 1 ⁴⁾	6,000	24	
New Police Building ⁵⁾	53,000	212	(41) Losing Fire Admin./Jury Lot
Public Lot on Elm N/Carnegie			52
City Hall/PSB Lot			108
Proposed Parking Structure			355 "Large" project; 285 in "small" project
			(76) Losing portion of surface lot
Totals:		466	380

Notes:

- 1) Required Ratio - 1 per: 250 SF
- 2) Carnegie Forum calculated as office in basement; public assembly upstairs requires 1 stall per 4 seats
- 3) Old Public Safety Bldg. Remodeled to replace Fire Administration & City Hall Annex
- 4) Court 2 (N. side of Elm) provides some employee parking; neither court provides public or juror parking
- 5) New Police Site includes 93 secure stalls for Police vehicles, not available for public/employees